

## **General**

### **Why is the council reviewing the Local Plan?**

The Council is required by Government to review the Local Plan every five years to stay up to date with changes in local and national policies. This ensures that we can plan for the future effectively and address issues like climate change, housing, transport, and infrastructure.

### **What does the Local Plan aim to achieve?**

The Local Plan sets a vision and framework for our borough's development. The Telford and Wrekin Local Plan focuses on creating sustainable communities, combatting climate change, providing better homes for everyone, protecting our green spaces and natural environment, and improving the health and wellbeing of all residents.

Our Local Plan proposals will:

- *Protect* our green spaces,
- *Care* for our existing communities
- *Invest* in the future

It will do this and benefit our residents by:

#### ***Providing more quality homes which local people in Telford and Wrekin can afford.***

Around a third of all housing will be for social or affordable rent or shared ownership. These homes will be both cost effective from a rent point of view but also built to modern sustainability standards making them cheaper to run helping to lift the most vulnerable residents out of fuel poverty.

#### ***Providing new homes to meet the needs of our community, including homes for our young people, families and older people.***

New mixed communities of affordable and open market homes will meet the diverse needs of our residents including homes for; families, less able-bodied residents, key workers (such as nurses, teachers and emergency service workers) and specialist and supported accommodation for older people. This will help residents lead healthier lives in their own homes for longer and help residents upsize/downsize in their local communities.

#### ***Providing more energy efficient buildings helping to lower the cost of running homes and businesses.***

This work aligns with the Council's ambitions to be carbon neutral by 2030 and helping to create a sustainable climate ready environment. Helping to lower energy costs for businesses will help deliver new inward investment and jobs into the borough.

#### ***Retaining Telford and Wrekin's proud identity as one of the greenest places in the country by protecting our heritage and enhancing our green spaces for people and wildlife.***

All residents will be able to enjoy enhanced green spaces, ecology and biodiversity as new Local Nature Reserves are secured and our green network expanded. This will help secure Telford's place as a 'community in the landscape', and one of the greenest boroughs in the country, and provide interconnected routes for flora, fauna and residents to move around the borough.

#### ***Investing in our established communities by revitalising borough towns and tackling derelict and vacant sites that blight local people's daily lives.***

These derelict sites will benefit from development bringing forward good quality new homes for residents in highly accessible locations.

***Securing around 17,000 new jobs through new land for existing businesses to grow and new business to invest in Telford and Wrekin.***

Secure jobs for the future economy by delivering land for new investments which will provide a range of new job opportunities. This will be supported by the Council's wider approach to upskilling through investments such as the new learning and skills hub (The Quad) in Telford town centre.

***Securing new and improved infrastructure for the future, including six new schools, expanded GP surgeries and improving transport networks.***

Provide a long-term plan-led approach that will help secure new and improved infrastructure for the benefit of our residents and enable partners such as the NHS and education providers to plan their services effectively and lobby Government for further investment moving forward.

***Tackling climate change by introducing policies to reduce carbon emissions and improve sustainability.***

Climate change is central to the plan and is an integral theme across policies that will help with the switch to low emission transport, renewable energy in the right locations and helps manage our natural resources sustainably.

**What is the Publication version of the Local Plan and why is this stage different to the previous Draft Plan consultation?**

The publication version of the Local Plan Review (also referred to as Regulation 19) is the final version that the Council will produce ahead of submission to the Planning Inspectorate.

**The document and accompanying evidence base will be published for the public to view and make final comments about legal compliance and soundness of the plan for 7 weeks between the 17 March and 5 May 2025.**

Any comments made should consider:

- Has the Council prepared the plan positively?
- Is it justified and effective?
- Does it comply with national planning policy?

Following the close of the publication period on 5 May 2025, all comments will be processed and then sent to a government appointed independent Planning Inspector who will conduct a formal examination of the plan which is likely to include public hearing sessions. The Inspector's role is to consider whether the Plan is 'sound' and 'legally compliant.' In doing this they will consider all representations (comments) received at the Regulation 19 stage before determining whether public hearing sessions are required where the main matters and issues raised by the Inspector will be discussed. All comments will need to be submitted on a standard representations form, which has a set of accompanying guidance notes, and these explain in more detail the basis for commenting on the Plan.

**What is the test of soundness?**

The National Planning Policy Framework (NPPF) outlines that at Regulation 19, the inspector is looking to test whether a plan is 'sound'. This is measured against four tests to see if a plan is;

- **Positively prepared** - The Local Plan should demonstrate that Telford and Wrekin is planning for new homes, jobs, and infrastructure needed for future growth. The Council

should also have engaged with neighbouring Councils to see if Telford and Wrekin can help contribute to development needs (such as housing or employment land) they can't meet themselves;

- **Justified** – that the Local Plan has been informed by appropriate evidence to support the development a strategy. Consideration should have also been given to reasonable alternative strategies;
- **Effective** – the Local Plan including the sites and policies contained within it are deliverable and the plan has considered possible issues in the wider region, and;
- **Consistent with national policy** – that it is consistent with the National Planning Policy Framework (December 2024 update) and other statements of national planning policy.

Once an inspector is confident that these four tests have been met, at this point a plan can be found to be 'sound'.

The four tests ensure that a plan meets local needs and has considered reasonable alternatives, is deliverable and will enable the sustainable development to come forward in accordance with the requirements of the Government's NPPF.

More information regarding this can be found here: [National Planning Policy Framework - 3. Plan-making - Guidance - GOV.UK](#)

### **How has the plan been developed?**

There has been an extensive period of consultation and analysis through the Regulation 18 process and evidence gathering to inform and develop the plan. An updated evidence base that supports the plan will be available on the Council's website from the 17 March onwards. It includes evidence on housing need, service provision, transport capacity, employment need, sports pitch provision and ecological surveys. The Council may continue to review and update evidence prior to submission to the Planning Inspectorate.

### **Do I need to comment on the publication plan at Regulation 19 if I have commented before?**

We've listened to local people, and we've worked hard to ensure the revised Local Plan reflects the feedback received from our communities. The issues raised during the Regulation 18 consultation have been taken into account in the preparation of the Publication version of the plan at Regulation 19 stage.

If you considered that your views have not been fully addressed or that new issues have arisen that will affect the soundness of the proposed Local Plan, you have an opportunity to submit further comments at this stage of the process. The main difference at this stage of the process is that comments received at the Regulation 19 stage will be forwarded to the Inspector. Therefore, we advise that when making comments it is best not to '*refer to my regulation 18 / previous comments.*', and that it is instead important that you include all of the relevant information in your representation, that you feel is necessary, in a clear and concise way.

### **How can I comment on the Local Plan?**

Comments can be made in a number of ways after the start of the publication period on 17 March 2025, these include:

## Online

The quickest and easiest way to make your representation is online via [our website](#) where all sections of the plan can be viewed and comments submitted.

## Email

If it is not possible to feedback online, you can do so by [downloading a response form](#) and emailing the completed form to [Localplan@telford.gov.uk](mailto:Localplan@telford.gov.uk).

## Post

You can [download a response form](#) and post your completed form to:

Strategic Planning team  
Telford & Wrekin Council  
PO BOX 457  
Southwater One  
TF2 2FH

Staff at the following libraries; Wellington and Southwater One, will be able to process and forward on paper feedback forms. Please note the following are self-serve days in Wellington when staff will not be available; Wednesday, Friday and Sunday.

Please note: we are unable to accept anonymous feedback. It is a Government requirement of the Local Plan process that comments can only be deemed legitimate (“duly made”) if they are received in a written format (via the portal, e-mail or handwritten) with a name and address supplied. **Comments made verbally, anonymously, or through social media cannot be accepted**

The Council has prepared a help guide which provides a [step by step guide](#) with text and images to help you navigate the Council’s consultation portal. Key guidance includes:

- Locating the consultation event and opening the document
- Registering a new account to provide comments
- Information for those who have previously registered but can’t remember login details
- How to make comments and submit
- How to make comments without registering an account
- What happens when your comments have been submitted
- Frequently asked questions.

In addition, there is also a [Help Video](#) which illustrates how to complete a submission.

For a shorter Summary Guide for making comments on the Local Plan please find the [Consultation Portal Short Summary Guide](#)

## Where can I view a hard copy of the Local Plan document?

There are hard copies of the plan and accompanying policies maps available at the following locations across the borough:

- **Dawley and Malinslee Community Library** - Dawley House, 22 Burton Street, Dawley, TF4 2ES
- **Madeley Library and First Point** - The Anstice, Park Avenue, Madeley, Telford, TF7 5BB
- **Wellington Library** - Wellington Civic and Leisure Centre, Larkin Way, Wellington, Telford, TF1 1LX

- **Southwater Library** - Southwater Square, Southwater Way, Telford, TF3 4JG
- **Stirchley Community Library** - The Sambrook Centre, Stirchley, Telford, TF3 1FA
- **Newport Library** - 53 - 55 High Street, Newport, TF10 7AT
- **Oakengates Library** - the Wakes, Theatre Square, Oakengates, TF2 6EP
- **Brookside Central** (formerly Brookside Community Centre) - Burford, Brookside, Telford, TF3 1LP
- **Donnington Community Hub** – St Matthews Road, Donnington, Telford, TF2 7RB
- **Hub on the Hill** (formerly Sutton Hill Community Centre) - 104-106 Southgate, Sutton Hill, Telford TF7 4HG
- **Leegomery Community Centre** - Leegate Avenue, Leegomery, Telford, TF1 6NA
- **Park Lane Centre** - Park Lane, Woodside, Telford, TF7 5QZ
- **St. Johns Church Community Building** - St John's Church, Saltwells Drive, Muxton, Telford, TF2 8RJ
- **Donnington and Muxton Community Library**, Turreff Avenue, Donnington, Telford, TF2 8HG.
- **Hadley Library**, Hadley Learning Community, Crescent Road, Hadley, Telford, TF1 5NU.

#### **What if I don't have access to a computer?**

Southwater One Library and Wellington Library have publicly available computers which can be used to view the Publication version of the plan and accompanying documents online. The computers can also be used if you wish to make your comments online via the Local Plan website.

#### **Can I get a copy of the document in an alternative format?**

If you need copies of any of the Local Plan documents in large print, braille or in another language, please contact us on 01952 384241 or email [localplan@telford.gov.uk](mailto:localplan@telford.gov.uk). In addition, the Local Plan website ([www.telfordandwrekinlocalplan.co.uk](http://www.telfordandwrekinlocalplan.co.uk)) can be translated into different languages online using ReachDeck, the icon in the bottom right-hand corner of the website. For more info on how to do this, visit: [Translate our website - Telford & Wrekin Council](#).

#### **Can I make a representation on behalf of a group?**

Yes. Where there are groups who share a common view regarding matters of soundness, it would be helpful for that group to send a single response that represents a collective view as this can avoid a large number of individual representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc.

#### **There is an option when registering on the Council's consultation portal to register as an agent. What does this mean and do I need to click this?**

Agents provide planning advice for their clients. As part of the consultation, agents will submit comments on behalf of their client/clients. If this is not relevant to yourself, please do not click 'I am registering as an agent' when registering on the Council's consultation portal.

#### **What is a 'duly made' comment?**

Government guidance sets out how comments need to be made to be then considered as part of the plan making process. It is a requirement of the Local Plan process that comments

are received in a written format (i.e. online, by email or by post) with a name and address supplied. Representations cannot be made anonymously, but details will only be used in relation to the Telford and Wrekin Local Plan review. Comments made verbally or anonymously cannot be accepted.

### **How can I see existing development that already has permission?**

If you would like to see housing and employment sites that have been given planning permission (completed, under construction or not yet started) since the start of the Local Plan period (2020) alongside the site allocations within the plan, you can [view our map online](#).

### **How are you ensuring that Telford will have enough infrastructure to support the proposed new developments?**

You can find more information in the [Infrastructure Delivery Plan \(IDP\)](#) that forms part of the plans evidence base. The IDP covers off site strategic infrastructure projects that have been identified as part of the plan that would help support the delivery of new development. The IDP includes information on a range of services such as education, health, transport, drainage, highways and open space. The Local Plan is an important document as it provides infrastructure service partners such as education, highways, utilities and the NHS a long term forward view as to when and where development will come forward in a planned way. This enables those organisations to plan for the future of their services.

### **Will green spaces be protected in the Local Plan?**

Yes, protecting green spaces for people and wildlife is a priority in the Local Plan. The Local Plan identifies new Local Nature Reserves (LNRs) and will ensure we can invest in the natural environment through a net increase in biodiversity. The Local Plan will help create new areas of publicly accessible green space, play and recreation facilities and greener developments with, for example, street trees.

### **How many homes are the Council planning for?**

57% of the homes needed during the life of the Local Plan 2020-2040 have already been built (since 2020) or have been granted planning permission. Therefore, the Local Plan will need to find land to deliver the remaining 43%, equivalent to 429 homes per year during the plan period. These will be distributed across Telford, Newport and the rural area. The overall housing requirement for the Local Plan has remained consistent between the draft plan and the publication version of the Local Plan.

### **Does the Local Plan need to provide homes for other areas?**

The National Planning Policy Framework places a duty on Local Planning Authorities (LPA's) to consider requests from neighbouring councils who cannot meet all their own development needs. The Council have liaised with the Black Country Authorities (BCA's) throughout the development of the Local Plan regarding requests to contribute towards the BCA's unmet housing need. This contribution has also been included within the Local Plan document.

The Planning Inspectorate has demonstrated that it will act where LPA's have not responded positively to requests by neighbouring councils in relation to unmet housing and / or employment development needs. This has, in other areas, resulted in significant delays to

the Local Plan process, plans being withdrawn or Inspectors instructing councils to meet a higher housing target. It is important that the Council can demonstrate it has engaged with its neighbours and where possible met any requests made.

### **What are the next stages for the plan?**

After the Publication Plan closes for comments regarding soundness and legal compliance on 5 May 2025, all responses will be processed and, at an appropriate time, forwarded to the Government's Planning Inspectorate for independent examination. Following submission, the Secretary of State will appoint an Inspector to hold an Examination into the Local Plan. Following submission to the Planning Inspectorate the Council's webpage will be updated regarding details of the examination.

## **Housing**

### **Why are you planning for more homes?**

The Government require councils to maintain a supply of housing to meet their area's need for new homes. Delivering new homes is an opportunity to provide:

- more quality homes that local people in Telford and Wrekin can afford;
- low-cost homes for sale through shared ownership;
- different types of homes including Extra Care, bungalows and retirement living homes;
- better quality private rented accommodation; and
- accessible homes with step-free access and in some cases design for wheelchair users.

### **Why are we planning for more homes when existing infrastructure is under pressure?**

The Local Plan acknowledges the need for new infrastructure to support growth. We are working with council services such as education and highways, as well as other public sector agencies including the NHS, the Environment Agency and National Highways to identify infrastructure necessary to support the Local Plan. As proposals for new development sites come forward for planning permission the Council will secure financial contributions from those developers to help fund some of this infrastructure.

### **Why do we need more homes in rural areas?**

The Council wish to support rural areas and villages, this includes supporting younger and older residents as well as businesses and community life. Planning for development means there will be more residents using local businesses such as shops and pubs and more local children attending village primary schools. It is also more difficult, given the higher property values, for younger people to remain in our rural areas and for people to downsize and stay within their local community. Planning for a range of homes will help address these issues and ensure that our villages remain vibrant places to live.

### **Will there be enough jobs to support all these homes?**

Telford & Wrekin Council is keen to ensure that development of the borough and additional homes will not simply result in commuting. The Council is therefore planning for over 167 hectares of employment land in accessible and sustainable locations to encourage economic growth, inward investment creating local jobs and giving local companies the space to grow.

## **Development**

### **If a site has been allocated for future development in the plan does this mean it has planning permission?**

No – the purpose of site allocations in the Local Plan is to identify land that could, in principle, come forward for either housing or employment development during the plan period (2020-2040). This helps to provide certainty around the location of future development. It does not determine the final form or detail of development proposals. A planning application will still be required to establish and seek approval for these aspects.

### **Will there be building on greenfield sites?**

We are committed to a brownfield-first approach, utilising previously developed land where possible. While some greenfield sites may be required, strong policies in the Local Plan will protect valued landscapes, our green network, Local Nature Reserves and help secure new and improved green space as well as a net increase in bio-diversity and ecology across the borough on sites that often have low ecological or biodiversity value.

## **Sustainable Communities**

### **What are Sustainable Communities?**

Sustainable Communities are development sites on the existing urban boundary of Telford. These areas will be carefully master planned, incorporating benefits such as, new primary schools, a mix of homes including affordable, accessible and supported housing, new accessible green spaces, local centres, job creation, sustainable travel routes for walking, cycling and wheeling and climate friendly development with energy efficient homes. Sustainable Communities were referred to as 'Sustainable Urban Extensions' in the previous draft Local Plan document.

### **Where are the Sustainable Communities?**

The three allocated sites are north of Bratton, Wappenshall and northeast of Muxton.

### **Why does the council need to consider Sustainable Communities?**

The Local Plan includes Sustainable Communities for a number of reasons, including:

- there is not enough land within the existing Telford boundary to meet the borough's need for new homes, therefore the expansion of the Town now needs to be considered;
- by focusing growth on larger Sustainable Communities it will maximise the opportunity to secure new infrastructure, including contributions to highways, education and health provision, and;
- delivery of these sites will ensure that a greater range of homes and community benefits such as open space and sustainable travel routes are delivered.